



Board of Historic Review

Regular Business Meeting & Public Hearing
September 1, 2022
6:00 p.m.

AGENDA

- I. Pledge of Allegiance
- II. Call to Order
- III. Announcements & Introductions
 - New Board Chair – Michael James
 - New Board Member – Marcio Hale
- IV. Approval of Meeting Minutes: August 4, 2022, Regular Business Meeting & Public Hearing

Public Hearings

- V. (Deferred to October 2022 Meeting) H-2022-05: Hold Public Hearing & consider Certificate of Appropriateness request by Rachel Pierce to repair existing doorframes, doors, brick façade and trim; replace windows, non-compliant light fixtures, roof, gutters, and downspouts; repaint exterior; and add an awning, sidewalk, landscaping, and dumpster at 538 Dave Lyle Blvd. This is the African American Insurance Building, an individually designated local historic property, tax parcel 598-24-01-017.
- VI. H-2022-06: Hold Public Hearing & consider Certificate of Appropriateness request by Steve Gucciardi to replace porch decking with like for like materials and columns with composite alternative of same design at 138 Reid St. This property is part of the Reid Street/North Confederate Area Historic District, tax parcel 627-16-04-011.

Other Business

- VII. Staff Updates
 - COA Administrative Approvals
 - Continuing Education Opportunities
 - Staff and Board COA Reviews Added to FY2022 Fee Schedule
 - Summer Newsletter
 - Other Updates
- VIII. Adjourn

ROCK HILL BOARD OF HISTORIC REVIEW

City of Rock Hill, South Carolina

August 4, 2022

A regular public hearing of the Rock Hill Board of Historic Review was held Thursday, August 4, 2022, at 6:00 pm in City Council Chambers at City Hall, 155 Johnston Street, Rock Hill SC.

MEMBERS PRESENT: Ashley Barron, Amy Applegate, Martin Goode, Michael James,

MEMBERS ABSENT: William Drennan, Marcio Hale, Jana Jeanette

STAFF PRESENT: Bryman Suttle, Eric Hawkins, Donna Welch

1. Pledge of Allegiance

Vice Chair, Mr. Martin Goode led the forum in saying the Pledge of Allegiance.

2. Call to Order

Mr. Martin Goode called to order the Rock Hill Board of Historic Review at 6:08 p.m.

3. Election of Officers

Mr. Goode nominated Mr. Michael James for Board Chair. The motion was seconded by Ms. Ashley Barron and approved unanimously by a vote of 4-0 (Drennan, Hale, Jeanette being absent).

Ms. Barron nominated Mr. Goode for Vice-Chair. The motion was seconded by Ms. Amy Applegate and approved unanimously by a vote of 4-0 (Drennan, Hale, Jeanette being absent).

4. Approval of minutes from the June 2, 2022, regular meeting

Mr. Goode made a motion to approve the minutes of the June 2, 2022, public hearing. Ms. Applegate seconded, and the motion carried unanimously by a vote of 4-0 (Drennan, Hale, Jeanette being absent).

6. H-2022-04: Hold Public Hearing & consider Certificate of Appropriateness request by Kirk Irwin for a new driveway and 14-inch-high wall at 143 N. Confederate Avenue (tax parcel 627-16-04-016). This property is part of the Reid Street/North Confederate Area Historic District.

Historic Preservation Administrator, Mr. Bryman Suttle, presented the staff report.

Chair James asked what the Board is being asked to vote on or its focus? Mr. Suttle replied saying this is an architectural compatibility issue. Secondly, since the “retaining” wall encroaches into the front façade area and is in view from the street, the policies state that the Board would need to review this. In general, it must determine if it is comfortable with the design, location and extents of the 14-inch-high wall edging the proposed paver driveway. and it effectively straddling the side property line for the purposes of maintaining driveway integrity and assisting stormwater mitigation efforts. There is a real need to reduce pooling around and under the historic home by redirecting a significant portion of the water exacerbating the issue from abutting properties.

Chair James asked if the wall and driveway would be voted on as separate issues? Mr. Suttle replied that the Board could decide to approve the driveway and not approve the wall; or approve a shorter wall to merely provide anchor for the driveway edge; or just approve everything as is. The Board could also approve the proposed project, but with the condition

the applicants come back in the future for Board approval of amended designs for an eventual 4-foot-high fence since a more profound feature to raise the profile of the wall would address potential safety and Zoning Ordinance ambiguities that are inherent to such a short wall feature.

Chair James asked about the retaining wall not meeting the zoning requirements and if it is up to the Board to decide? Mr. Suttle replied that it is the visual aspect, or if the wall will blend in with the fabric of area, that the Board is deciding, but this decision should also be contingent on the applicant addressing any zoning issues raised during the permit review and approval process.

Chair James asked if that the Board was essentially voting on aesthetics? Mr. Suttle replied yes.

Ms. Applegate asked if any other strategies had been investigated to address the stormwater issues, including French drains. Property owner Mrs. Sarah Irwin replied yes, and that the property was too flat for a French drain.

After closing the initial Board discussion, Chair James then opened the floor to the applicants, Kirk and Sarah Irwin, both co-owners and residents of 143 North Confederate Ave., Rock Hill, SC.

Mr. Irwin stated that the wall would be compatible with the historic district look, block water and hold the driveway in place. A lot of water is coming off the adjacent property and they needed to find a way to help guide water to the street.

Mr. Irwin stated that it is their desire to make the wall higher eventually and the proposed wall is 24-inches-high with 8 inches being underground. Mr. Irwin has already spoken with a landscape architect to eventually construct a fence, but the near-term priority is to stop water from getting under the house. They are also getting the property regraded and the entire driveway will be built with permeable pavers because they do not expect to push all the water off the property. That said, this proposal for the 14-inch-high retaining wall is being requested as the first stage. Mrs. Irwin wanted to add that the egress from the street into the two properties is double wide so both properties have enough space to have a full driveway.

Chair James asked if the retaining wall was on the property line. Mr. Irwin stated it was on the property line and the wall would start back from the entryway by approximately 10 feet. Mrs. Irwin clarified that it starts 10 feet from the sidewalk and realizes that there will be traffic in their driveway and there could be damage to their driveway because the vacant property on the corner lot is being used as a parking lot, which is a non-conforming use.

Ms. Barron asked the applicant if they have had an engineer look at this. Mrs. Irwin replied yes and that Mr. Duane Christopher, Landscape Architect, has come up with a landscape and driveway plan for them. They have refinanced their home to be able to complete this work. Plans have been adjusted because they did not want to push the water off onto adjacent properties. Mr. Irwin stated they are using French drains on the rest of the property which are in reality acting more like tubs.

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Ms. Barron asked why they were not using brick for the wall. Mrs. Irwin said it was the idea of the landscaper to use the blocks, which would hold the driveway together and mitigate the water coming on the property. Mrs. Irwin also stated they did not want to go with red brick from another company which may or may conflict with brick driveway and felt the blocks would be consistent with the historic nature of the neighborhood. Mr. Irwin stated that cost was also a factor.

Ms. Barron stated that there is a house on College Ave. that has a similar wall around the front yard.

Chair James opened the floor for public comment.

Mr. John Misskelley, 131 N. Confederate Ave., Rock Hill stated that the water runoff is a terrible problem and that the retaining wall will stop most of that. He is all for the retaining wall and asked the Board to please approve this request.

Mr. Goode stated that Mr. Misskelley's comments, being a close neighbor, carry a lot of weight.

Ms. Applegate stated that she is not concerned about the retaining wall but would like to see it match a little better; what is being proposed looks more like cement blocks. Mrs. Irwin replied that she has done a lot of research and has not been able to find anything to match the brick that will be in the driveway.

Mr. Goode made a motion providing the zoning conditions are met and the Irwin's return for Board review for the eventual fence plans.

Ms. Applegate asked if there would be any type of reflective material to make the retaining wall more visible? Mr. Irwin replied that he is concerned about being asked about the safety of vehicles coming onto a property that is not supposed to be a parking lot, but is being used as a parking lot next to an historic house. There are specific things set up when you have a parking lot in a historic district which are currently not being done. Mr. Irwin is asking for a little latitude as it seems that businesses in the historic district get a lot more latitude with the historical standards than residents do; citing that a slate roof was removed from another property which will be converted into a business.

Ms. Barron seconded the motion with the caveat that additional fencing is done in the future.

Mr. Suttle stated one of the requests from the transportation department is that there be a shared access agreement which should address some of the issues currently being discussed.

Chair James called for a vote to accept the Certificate of Appropriateness request with the caveat as previously discussed. The motion was approved unanimously by a vote of 4-0 (Drennan, Hale, Jeanette being absent).

New Business

- 7. Consider Resolution of Support for Application to Expand the Downtown Historic District listing in the National Register of Historic Places.**

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Mr. Suttle stated that Shaw Kuester, Kuester Companies, Fort Mill, SC and Janie Campbell, Preservation Consultant, Rogers Lewis Jackson Mann & Quinn, Columbia, SC have been talking with the City about the redevelopment of 109 Hampton Street and expanding the existing Downtown Rock Hill National Register Historic District. Mr. Suttle noted that the 2004 Historic Property Survey recommended expansion of the National Register Downtown district to include buildings formerly incorporated into the mall as well as buildings on several of the side streets. The proposed expansion would extend from 151 E. Main Street to 131 Hampton Street including other buildings that are already on the local historic registry. Owners looking to renovate these buildings in the newly added district will be eligible to apply for state and federal tax subsidies.

Mr. Suttle reminded the Board that any plans impacting the exterior of buildings would have to come back to Board for approval.

Ms. Barron stated that she is extremely excited about this project.

Ms. Applegate made a motion to endorse the expansion of the state historic district designation in Downtown Rock Hill. Mr. Goode seconded, and the motion carried unanimously by a vote of 4-0 (Drennan, Hale, Jeanette being absent).

8. Staff Updates

- Mr. Suttle presented a list of Certificates of Appropriateness recently issued by staff.
- Mr. Suttle announced that on July 19, notification was received of the 2022 Federal Historic Preservation Grant Award for \$35,000. This grant will be used to update the historic resources survey, focusing on the south side of town.
- Mr. Suttle provided a draft copy of the Summer Newsletter as a handout to Board members for initial viewing. Plans are for the newsletter to be shared electronically following the first Board meeting of each new fiscal year. Hence, the release date for the annual newsletter will be changed from spring to summer to align with the fiscal year end. The newsletter has a broadened scope to include fiscal year-end highlights and will be rebranded as the “Historic Review”.
- Mr. Suttle informed the board that on July 22 the SC State Review Board unanimously approved the nomination of the Dr. W.W. and Mary Fennell House, 344 N. Confederate Ave. The next step will be state submission to the Nation Park Service for final decision to add this listing.
- Mr. Suttle informed the Board about the Downtown Area Historic District public art donation which is a stainless-steel dogwood blossom sculpted by Timothy Werrell and was gifted by Harry Dalton & former Rock Hill City Manager, Joe Lanford. City Council had approved the proposed public art piece & location and it will be installed in the plaza area behind the York County Arts Center. The installation date is to be determined.

Other Updates

Chair James recognized Mr. John Misskelley, who asked to address the Board. Mr. Misskelley stated that the slate roof on a White Street property is gone. He noted that Hughes Chiropractic Clinic does not have a historic sign and has a plastic fence. Mr. Misskelley feels we are losing the integrity of the historic district and need to clamp down on this. Mr. Suttle stated that this will

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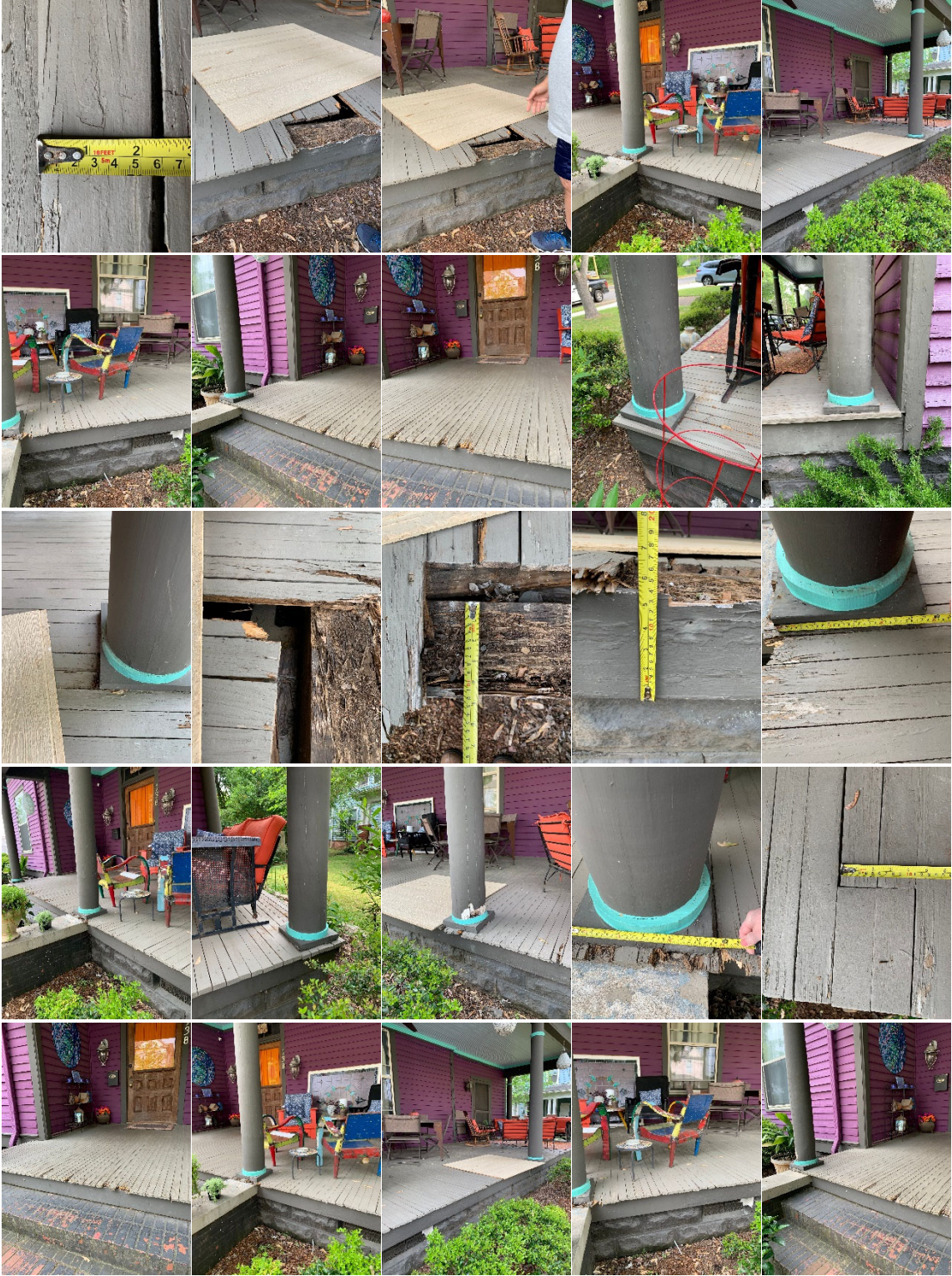
be investigated. Ms. Barron stated that we have had people undo things that were done without approval. Mr. Misskelley stated that square columns have replaced what was once round columns. Mr. Misskelley feels we need to stand up and fight to preserve what the Historic District has left. Ms. Barron stated that people who are in the area need to let staff know when they see a historic violation. Mr. Misskelley also stated that there are times the Irwin's cannot get into their driveway when there is a funeral happening. Ms. Barron replied that would be a Zoning Board matter.

9. Adjourn

There being no further business, Chair James called for a motion to adjourn. Mr. Goode made a motion to adjourn. Ms. Applegate seconded, and the motion carried unanimously by a vote of 4-0 (Drennan, Hale, Jeanette being absent).

The meeting adjourned at 7:13 PM

Project Photos – Existing Conditions





Estimate

Worthington Millwork

8/26/2022

114 S. Conner St.
 Enterprise, AL. 36330
 (800) 872-1608
 support@worthingtonmillwork.com

Prepared For:

Jennifer Abernathy
 310 Bryant Blvd Rock Hill, SC 29732
 US

Item #	QTY	Description	UNIT PRICE	TOTAL
11212PLC EDARTUC B	5	12" x 12' Round Tapered PL Cedar with Tuscan Cap and Base	\$2,092.85	\$10,464.25
Freight	1	Freight - FREIGHT CHARGES....**IMPORTANT: FREIGHT CARRIER DOES NOT UNLOAD DELIVERY. IF YOU NEED ASSISTANCE PLEASE CONTACT WORTHINGTON ABOUT LIFT GATE AND INSIDE DELIVERY OPTIONS. THEY ARE AN EXTRA FEE** ALL DAMAGES MUST BE REPORTED AT THE TIME OF DELIVE	\$1,455	\$1,455

SUBTOT
 AL \$11,919.25

Tax \$0

Freight





WORTHINGTON[®]
American Made Architectural Products

Quote	\$11,919
Total	.25





TERMS AND CONDITIONS CONCERNING PAYMENTS, RETURNS, AND CANCELLATIONS

Worthington Millwork, LLC- Terms and Conditions Concerning Payments, Returns, and Cancellations

Worthington Millwork, LLC's Terms and Conditions for each order made by the purchaser are as follows:

RETURNS: Worthington does not allow certain items to be returned. Please read and understand the following policy.

(1) A 25% restocking fee will be applied to all returned items. Purchaser of items is responsible for freight charges back to manufacturing plant in addition to restocking fee. All returns must be made within 30 days of delivery of product, or the items can no longer be returned.

(2) All "special" orders are non-returnable. Special orders are defined as but not limited to the following:

Any item that is custom made

Any item that is cut to a specific height, or length, or split

Any item bent to a custom curve or radius

Any of Decorative capitals

Any columns that are above 12" diameter

Any stone, textured or custom painted products

Should you have any questions concerning whether your order is considered "special and non-returnable" please call our National Sales Office at 1-800-872-1608

DELIVERY: All shipments that leave our plant are in good condition and are packaged or crated accordingly to ensure that you will receive the product(s) in good order. During transit some items may be damaged or broken by the carrier.

It is the consignees' responsibilities to:

Make sure that all the products received are in an acceptable condition and

Verify that there are no missing items from your order

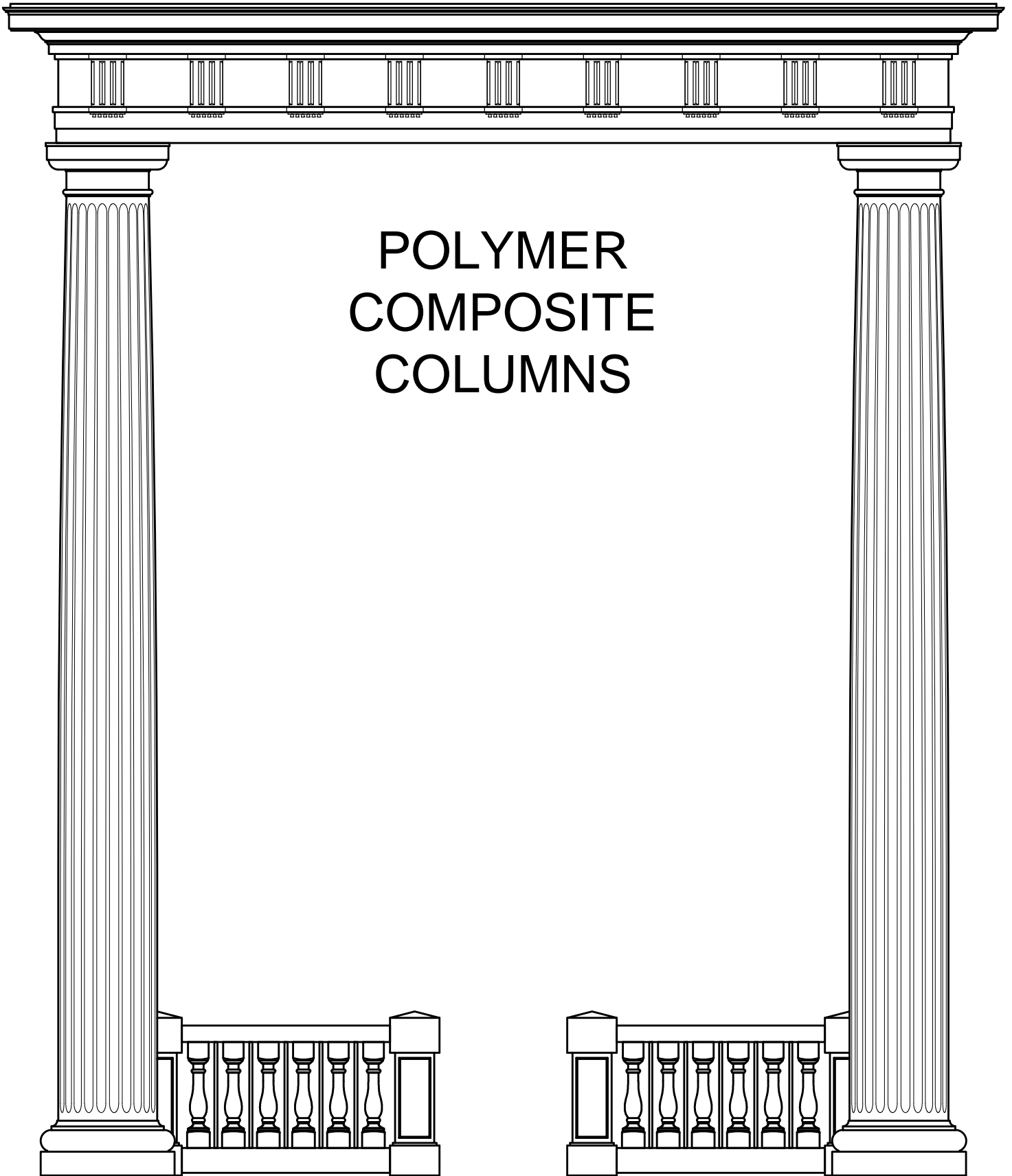
Worthington will not assume any responsibility for any damaged or missing items that was signed off by consignee "in good order."

DO NOT SIGN FOR DAMAGED SHIPMENTS - YOU WILL BE RESPONSIBLE FOR DAMAGED SHIPMENTS THAT ARE SIGNED "IN GOOD ORDER" AT THE TIME OF DELIVERY.

CHOICE OF LAW: Any disputes that develop under this contract will be settled according to the laws of the State of Florida.

VENUE: Parties agree that any legal action taken under this contract shall be instituted in the courts of Bay County, Florida.

ATTORNEYS FEES AND COST: The parties agree that in the event a dispute arises under this contract, the prevailing party shall be entitled to the reimbursement of reasonable attorney's fees and cost. Customer shall be responsible for reasonable attorney's fees and litigation cost incurred by Worthington Millwork, LLC in collection outstanding debt.



POLYMER
COMPOSITE
COLUMNS



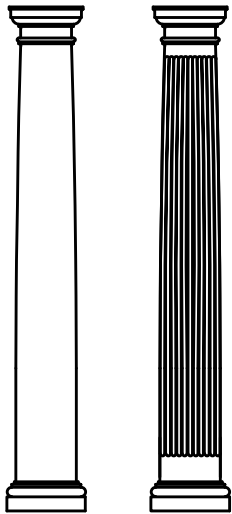
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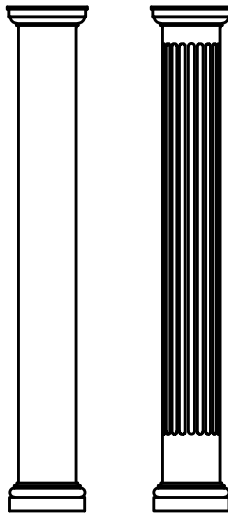
Centrifugal Spun Cast Fiberglass Reinforced Polymer (FRP) Composite Columns

Usually referred to as Polymer Composite Columns, they are manufactured as structural columns but can be used as column covers. They are hollow throughout which allows the columns to be factory split in halves to wrap structural posts. These columns are the most dense and heaviest of all the fiberglass materials. The column material thickness is from 1/4" to over 1" and is similar to concrete or cultured marble. The advantage of polymer columns is that they are very hard to the touch and solid sounding if knocked upon. Columns can be manufactured in standard sizes that range from 6" to 24" diameters. Heights range from 6' to 24'. They have load-bearing capacities from 6,000 to 20,000 pounds. Columns are tapered, straight, smooth or fluted, and can be manufactured with decorative capitals. Polymer Composite Columns are mass produced and the most economical and practical for smaller sized commodity type columns ranging from 6" diameter to 14" diameter and are still fairly manageable despite their heavy weight. Columns larger than 14" diameter may require additional manpower or lifting equipment. All Polymer Composite Columns need to be painted after installation and the design is limited only to the standard sizes listed in the tables on the following pages.

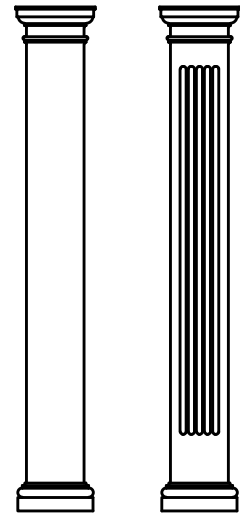
- Weatherproof
- Insect Free
- Low Maintenance
- Load-Bearing
- Architecturally Correct



Smooth
Fluted
Round Tapered



Smooth
Fluted
Round Non-Tapered



Smooth
Fluted
Square Non-Tapered

COLUMNS

SHEET NO.

PC-01

2020

POLYMER
COMPOSITE
COLUMNS

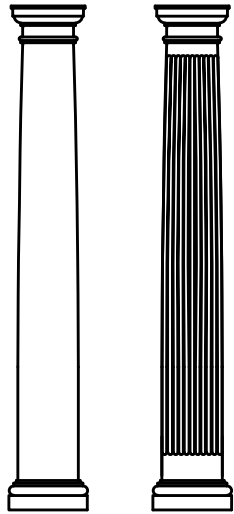


ARCHITECTURAL FIBERGLASS, INC.

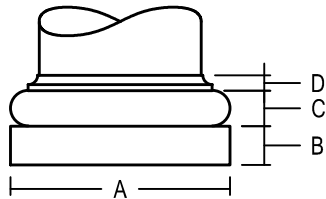
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Centrifugal Spun Cast Fiberglass Reinforced Polymer (FRP) Composite Columns

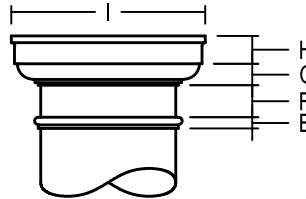
Round Tapered Columns



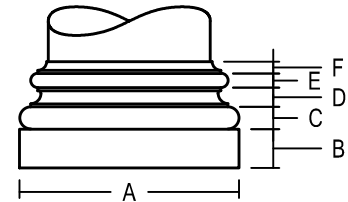
Nominal Shaft Diameter	Optional Attic Base						Total B-F
	Plinth		Torus				
	A	B	C	D	E	F	
6"	7 15/16	1					3 1/2
8"	10 7/8	1 7/8	1 1/8	7/8	3/4	1/2	5 1/8
10"	13 1/2	2 3/8	1 1/4	1 1/8	7/8	5/8	6 1/4
12"	16 1/8	2 3/4	1 1/2	1 3/8	1	5/8	7 1/4
14"	18 1/2	3 5/16	1 3/4	1 21/32	1 1/4	11/16	8 21/32
16"	21 3/16	3 3/4	2 7/32	1 7/8	1 15/32	13/16	10 1/8
18"	23 15/16	4 7/32	2 11/32	2 1/8	1 7/16	1 1/8	11 1/4
20"	27 1/16	4 3/4	2 11/16	2 3/8	1 3/4	1 7/16	13
24"	32 1/2	5 3/4	3 5/16	2 13/16	2 1/8	1 3/4	15 3/4



Tuscan Base



Tuscan Profile & Cap



Optional Attic Base

Round Tapered Shaft			Tuscan Base					Shaft Profile		Tuscan Cap			
Outside Diameter*		Height	Plinth		Torus		Total B-D	Astragal		Echinus G	Abacus		Total G-H
Bottom	Top		A	B	C	D		E	F		H	I	
6"	4 3/4	5' - 8'	7 31/32	1 1/2	1 1/4	15/32	3 7/32	1/2	31/32	31/32	1 1/16	7 1/2	2 1/32
8"	6 1/2	5' - 10'	10 7/8	1 7/8	1 3/4	5/8	4 1/4	1/2	1 3/4	1 5/16	1 3/8	9 7/8	2 11/16
10"	8 1/2	4' - 12'	13 1/2	2 3/8	2 1/8	3/4	5 1/4	3/4	1 5/8	1 13/16	1 3/4	12 5/32	3 9/16
12"	10	5' - 16'	16 1/4	2 3/4	2 3/8	7/8	6	3/4	1 3/32	1 29/32	2	14 5/8	3 29/32
14"	12	6' - 20'	18 19/32	3 11/32	2 31/32	1	7 5/16	1	2 9/32	2 15/32	2 5/16	16 13/32	4 25/32
16"	13 1/2	5' - 20'	21 5/16	3 27/32	3 11/32	1 1/8	8 5/16	1	2 1/4	2 23/32	2 23/32	19 3/32	5 7/16
18"	15	8' - 24'	24 1/32	4 7/32	3 31/32	1 3/8	9 9/16	1	2 1/4	2 31/32	2 31/32	21 5/16	5 15/16
20"	17	6' - 24'	27	4 3/4	4 1/16	1 3/4	10 9/16	1 5/16	2 3/4	3 1/8	3 7/16	24 1/4	6 9/16
24"	20	8' - 24'	32 1/2	5 3/4	5 1/4	2 1/4	13 1/4	1 5/8	4 3/4	3 3/16	4 1/8	28 3/4	7 5/16

* Actual outside diameters are approximately 5/16" to 1/2" less than shown.
 + All columns available fluted.
 See PC-05 for load capacity and inside clearance

COLUMNS
 SHEET NO.
PC-02
 2020

POLYMER
 COMPOSITE
 COLUMNS

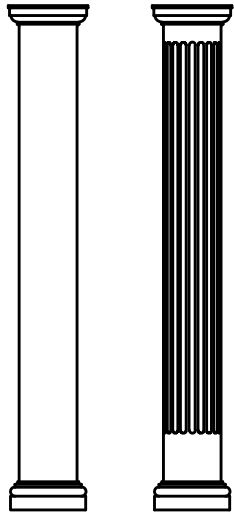


ARCHITECTURAL FIBERGLASS, INC.

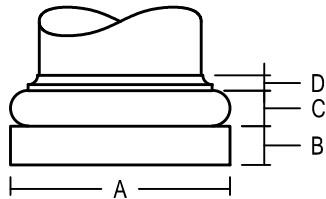
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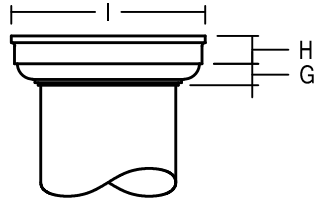
Round Non-Tapered Columns



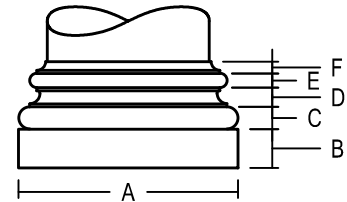
Nominal Shaft Diameter	Optional Attic Base						Total B-F
	Plinth		Torus				
	A	B	C	D	E	F	
6"	7 15/16	1					3 1/2
8"	10 7/8	1 7/8	1 1/8	7/8	3/4	1/2	5 1/8
10"	13 1/2	2 3/8	1 1/4	1 1/8	7/8	5/8	6 1/4
12"	16 1/8	2 3/4	1 1/2	1 3/8	1	5/8	7 1/4
14"	18 1/2	3 5/16	1 3/4	1 21/32	1 1/4	11/16	8 21/32
16"	21 3/16	3 3/4	2 7/32	1 7/8	1 15/32	13/16	10 1/8
18"	23 15/16	4 7/32	2 11/32	2 1/8	1 7/16	1 1/8	11 1/4
20"	27 1/16	4 3/4	2 11/16	2 3/8	1 3/4	1 7/16	13
24"	32 1/2	5 3/4	3 5/16	2 13/16	2 1/8	1 3/4	15 3/4



Tuscan Base



Tuscan Profile & Cap



Optional Attic Base

Round Straight Shaft		Tuscan Base					Tuscan Cap			
Outside Diameter	Height	Plinth		Torus		Total	Echinus	Abacus		Total
		A	B	C	D	B-D	G	H	I	G-H
8"	8' - 10'	10 7/8	1 7/8	1 3/4	5/8	4 1/4	1 13/16	1 3/4	12 5/32	3 9/16
10"	8' - 10'	13 1/2	2 3/8	2 1/8	3/4	5 1/4	1 29/32	2	14 5/8	3 29/32
12"	8' - 12'	16 1/4	2 3/4	2 3/8	7/8	6	2 15/32	2 5/16	16 13/32	4 25/32
14"	8' - 14'	18 19/32	3 11/32	2 31/32	1	7 5/16	2 23/32	2 23/32	19 3/32	5 7/16
16"	8' - 10'	21 5/16	3 27/32	3 11/32	1 1/8	8 5/16	2 31/32	2 31/32	21 5/16	5 15/16
18"	8' - 11'	24 1/32	4 7/32	3 31/32	1 3/8	9 9/16	3 1/8	3 7/16	24 1/4	6 9/16
20"	8' - 11'	27	4 3/4	4 1/16	1 3/4	10 9/16	3 3/16	4 1/8	28 3/4	7 5/16
24"	8' - 15'	32 1/2	5 3/4	5 1/4	2 1/4	13 1/4	4 7/16	5 1/8	35 3/4	9 9/16

* Actual outside diameters are approximately 5/16" to 1/2" less than shown.
 + All columns available fluted.
 See PC-05 for load capacity and inside clearance

COLUMNS
 SHEET NO.
PC-03
 2020

POLYMER
 COMPOSITE
 COLUMNS

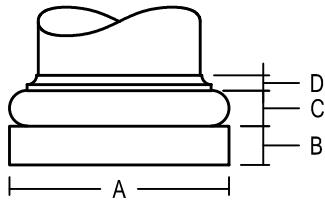
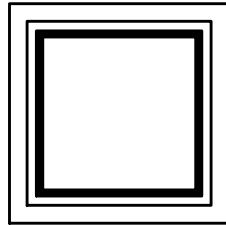


ARCHITECTURAL FIBERGLASS, INC.

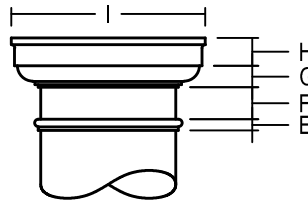
8300 BESSEMER AVE., CLEVELAND, OHIO 44127-1839
 (216) 641-8300 - FAX:(216) 641-8150
 www.fiberglass-afi.com

Centrifugal Spun Cast Fiberglass Reinforced Polymer (FRP) Composite Columns

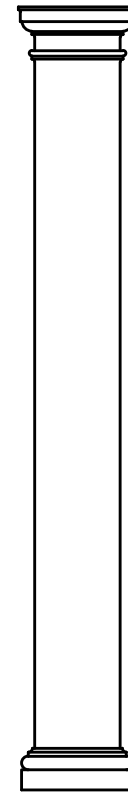
Square Non-Tapered Columns



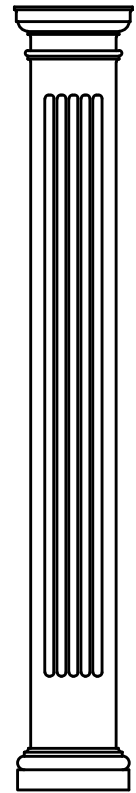
Tuscan Base



Tuscan Profile & Cap



Smooth



Fluted

Square Straight Shaft		Tuscan Base					Shaft Profile		Tuscan Cap			
Outside Width	Height	Plinth		Torus		Total	Astragal		Echinus	Abacus		Total
		A	B	C	D	B-D	E	F	G	H	I	G-H
6"	8' - 10'	8	1 1/2	1 1/4	15/32	3 7/32	3/4	1	31/32	1 1/16	8 7/16	2 1/32
8"	8' - 10'	10 7/8	1 7/8	1 3/4	5/8	4 1/4	3/4	1 3/4	1 3/4	1 3/8	11 1/4	2 11/16
10"	8' - 12'	13 1/2	2 3/8	2 1/8	3/4	5 1/4	3/4	1 9/16	1 13/16	1 3/4	13 7/32	3 9/16
12"	8' - 16'	17	2 3/4	2 3/8	7/8	6	3/4	1 1/8	1 7/8	2	17 1/4	3 7/8
14"	8' - 16'	18 13/16	3 3/8	2 15/16	1 1/16	7 3/8	1	2 3/16	2 15/32	2 11/32	18 11/16	4/1316

* Actual outside widths are approximately 1/8" less than shown.
 + All columns available fluted.
 See PC-05 for load capacity and inside clearance

COLUMNS
 SHEET NO.
PC-04
 2020

POLYMER
 COMPOSITE
 COLUMNS



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 www.fiberglass-afi.com

Centrifugal Spun Cast Fiberglass Reinforced Polymer (FRP) Composite Columns Round Tapered Columns

NOMINAL SHAFT DIAMETER	LOAD CAPACITY		INSIDE CLEARANCE		TOP VIEW LOADING DEFINITIONS Concentric Loading Eccentric Loading	
	CONCENTRIC LOAD	ECCENTRIC LOAD	INSIDE ROUND	INSIDE SQUARE		
6"	6,000	6,000	3 1/2"	2 1/2"		
8"	10,000	6,600	5"	3 1/2"		
10"	14,000	10,720	7"	4 15/16"		
12"	18,000	13,200	8 3/4"	6"		
14"	20,000	11,520	9"	6 3/8"		
16"	20,000	13,200	10 1/2"	7 7/16"		
18"	20,000	9,040	11 3/4"	8 5/16"		
20"	20,000	18,960	13 7/8"	10"		
24"	20,000	13,200	17"	12 3/16"		

Centrifugal Spun Cast Fiberglass Reinforced Polymer (FRP) Composite Columns Round Non-Tapered Columns

NOMINAL SHAFT DIAMETER	LOAD CAPACITY		INSIDE CLEARANCE		TOP VIEW LOADING DEFINITIONS Concentric Loading Eccentric Loading	
	CONCENTRIC LOAD	ECCENTRIC LOAD	INSIDE ROUND	INSIDE SQUARE		
8"	10,000	8,240	6 3/8"	4 1/2"		
10"	14,000	11,520	8"	5 5/8"		
12"	18,000	11,520	10 3/8"	7 5/16"		
14"	20,000	18,120	11 1/8"	7 7/8"		
16"	20,000	13,200	13"	9 3/16"		
18"	20,000	9,040	14 1/2"	10 1/4"		
20"	20,000	18,960	16 1/2"	11 5/8"		
24"	20,000	13,200	19 1/2"	13 3/4"		

Centrifugal Spun Cast Fiberglass Reinforced Polymer (FRP) Composite Columns Square Non-Tapered Columns

NOMINAL SHAFT WIDTH	LOAD CAPACITY		INSIDE CLEARANCE		LOADING DEFINITIONS (top view)	
	CONCENTRIC LOAD	ECCENTRIC LOAD	INSIDE ROUND	INSIDE SQUARE		
6"	6,000	6,000	4 1/2"	4 1/2"		
8"	10,000	10,000	5 1/2"	5 1/2"		
10"	14,000	12,380	8 1/2"	8 1/2"		
12"	18,000	17,320	10 1/2"	10 1/2"		
14"	20,000	17,320	12 1/2"	12 1/2"		

COLUMNS
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COLUMN INSTALLATION INSTRUCTIONS

1. MEASURE THE EXACT FLOOR TO CEILING HEIGHT USING A PLUMB TO INSURE ACCURACY.
2. CUT THE BOTTOM OF THE COLUMN SHAFT AS NEEDED TO ACHIEVE THE MEASUREMENT TAKEN IN STEP 1. USE AN ABRASIVE BLADE. CAUTION: BECAUSE ONLY THE SHAFT IS LOAD BEARING, ITS TOP AND BOTTOM EDGES MUST BE LEVEL TO ACHIEVE FULL, EVEN CONTACT BETWEEN LOAD SURFACES AND SHAFT. USE A RASP TO LEVEL AS REQUIRED. NOTE: ALL HEIGHT ADJUSTMENTS MUST BE MADE FROM THE BOTTOM OF THE SHAFT. FOR THE CAP TO FIT CORRECTLY, THE TOP OF THE SHAFT MUST BE TRIMMED ONLY ENOUGH TO ACHIEVE LEVEL CONTACT WITH LOAD SURFACES, OR TO ACHIEVE CORRECT INSTALLATION OF DECORATIVE CAPITALS.
3. SLIP ONE-PIECE CAP AND BASE ONTO COLUMN SHAFT (SEE FIGURE 1). THE TWO-PIECE CAP AND BASE ARE ATTACHED AFTER THE SHAFT IS INSTALLED. IF THIS COLUMN IS INSTALLED WHERE IT COULD COLLECT WATER OR DEBRIS, THE TOP OF THE COLUMN AND CAP MUST BE FLASHED (COVERED) TO PREVENT SUCH COLLECTION. USE LEAD, COPPER, ALUMINUM, GALVANIZED, ETC. FLASHING CUT SLIGHTLY LARGER THAN THE CAP, AND FOLD THE EDGES DOWN OVER THE CAP AFTER STEP 5. IT IS NOT PERMISSIBLE AT ANY TIME TO FILL THE INTERIOR OF THE COLUMN SHAFT WITH SAND, CONCRETE OR ANY OTHER MATERIAL.
4. IF INSTALLATION REQUIRES SOME METHOD OF SECURING THE COLUMN IN PLACE BEFORE LOAD IS APPLIED, AN L-BRACKET WITH NUTS AND BOLTS (SEE FIGURE 2) NOTE: ALWAYS DRILL CLEARANCE HOLES IN COLUMNS AND SECURE WITH THROUGH-BOLTS -- DO NOT USE SCREWS -- AND DO NOT OVER-TIGHTEN.
5. APPLY STANDARD CONSTRUCTION ADHESIVE TO FLASHING (IF USED), TOP SURFACE OF CAP AND BOTTOM SURFACE OF BASE; THEN TIP LOOSELY ASSEMBLED COLUMN SHAFT INTO POSITION, ALIGN FLASHING (IF USED), AND LOWER LOAD ONTO SHAFT TO HOLD IT IN POSITION. ALIGN SQUARE PART OF CAP WITH LOAD SURFACE (OR FLASHING) ABOVE AND PUSH UP AGAINST IT TO SECURE. ALIGN SQUARE PART OF BASE WITH LOAD SURFACE BELOW CAP AND PUSH DOWN UNTIL IT IS SECURE.
6. CAULK GAPS BETWEEN SHAFT AND CAP AND BASE AS DESIRED.
7. ALL ROUND COLUMNS ARE FACTORY SANDED. ALL SURFACES OF CAP AND BASE, SQUARE COLUMNS, AND THE CONCAVE AREA AT THE BOTTOM OF THE FLUTES ON FLUTED COLUMNS REQUIRE PREPARATION BY SANDING WITH 80 TO 100 GRIT SANDPAPER. SAND TO REMOVE ALL GLOSSY AREAS. ALWAYS FOLLOW THE INSTRUCTIONS OF THE PAINT MANUFACTURER.
 - A. TO PAINT WITH OIL BASE PAINT, REMOVE ALL DUST AND DIRT BY THOROUGHLY WIPING COLUMN WITH CLEANER COMPATIBLE WITH YOUR CHOSEN PAINT. ALLOW TO DRY COMPLETELY. USE A HIGH QUALITY OIL BASE PAINT. PRIMER IS NOT NEEDED IF THE OIL BASE PAINT IS THE DESIRED COLOR.
 - B. TO PAINT WITH ACRYLIC LATEX PAINT, WE RECOMMEND USING A HIGH QUALITY PRIMER LIKE SHERWIN-WILLIAMS® PREPRITE® ANCHOR-BOND AND A TOPCOAT LIKE SHERWIN-WILLIAMS® SUPERPAINT®. REMOVE ALL DUST AND DIRT BEFORE PAINTING BY THOROUGHLY CLEANING WITH A CLEANER LIKE SIMPLE GREEN® OR ISOPROPYL ALCOHOL. ALLOW TO DRY COMPLETELY BEFORE PRIMING.

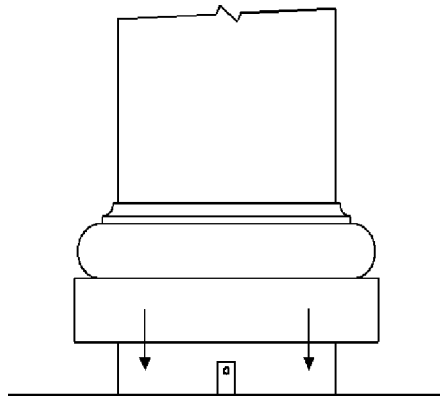


Figure 1

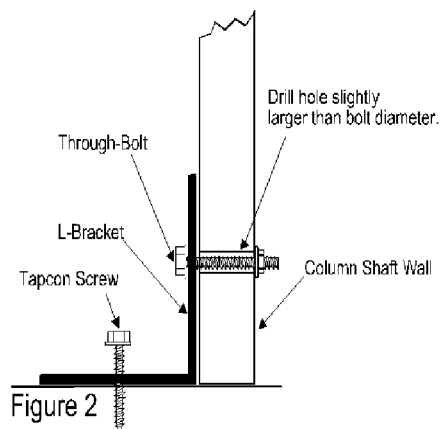


Figure 2

SPLIT COLUMN INSTALLATION INSTRUCTIONS

1. COLUMNS MAY BE FACTORY SPLIT TO COVER LALLY COLUMNS, POSTS, ETC. OR FIELD SPLIT USING AN ABRASIVE CARBORUNDUM OR CARBIDE BLADE. NOTE: SPLIT COLUMNS ARE NOT LOAD BEARING, EVEN WHEN REASSEMBLED.
2. TO REJOIN HALVES APPLY A GOOD QUALITY CONSTRUCTION ADHESIVE TO ALL JOINT SURFACES. PLACE THE COLUMN HALVES AROUND THE EXISTING SUPPORT COLUMN. CAREFULLY ALIGN THE TWO HALVES TOGETHER. LOOSELY INSTALL RATCHET OR NYLON STRAPS AROUND THE ASSEMBLED COLUMN APPROXIMATELY 2 TO 3 FEET APART. INSERT 1/8" SPACERS OR SHIMS INTO EACH JOINT OF THE COLUMN AND THEN PULL THE STRAPS TIGHT. AFTER ALL STRAPS AND SPACERS HAVE BEEN INSTALLED, POSITION THE COLUMN AND SECURE THE L-BRACKETS TO THE TOP AND BOTTOM SURFACES.
3. WHEN CONSTRUCTION ADHESIVE CURES USE POLYESTER BODY FILLER (BONDO OR DURAGLAS) TO FILL THE JOINT. FOLLOW THE BODY FILLER MANUFACTURER'S MIXING RECOMMENDATIONS. WORK THE BODY FILLER INTO THE JOINTS WITH A PLASTIC BODY FILLER SPREADER OR PUTTY KNIFE.
4. WIPE OR SCRAPE AWAY ANY EXCESS BODY FILLER. AFTER THE BODY FILLER HAS CURED, REMOVE THE STRAPS AND REMOVE THE SPACERS. FILL THE AREAS OF THE JOINTS WHERE THE SPACERS AND STRAPS HAD BEEN WITH BODY FILLER.
5. AFTER ALL OF THE BODY FILLER HAS CURED, SAND THE JOINTS SMOOTH WITH SANDPAPER. IF NECESSARY, FILL ANY LOW SPOTS WITH BODY FILLER. SAND AGAIN UNTIL SMOOTH.
6. APPLY CONSTRUCTION ADHESIVE TO THE TOP OF THE CAP. PUSH THE CAP UP AGAINST THE CEILING SURFACE BEING CAREFUL TO ALIGN THE SQUARE PORTION OF THE CAP TO THE SURFACE. APPLY CONSTRUCTION ADHESIVE TO THE BOTTOM OF THE BASE. PUSH THE BASE DOWN AGAINST THE FLOOR SURFACE BEING CAREFUL TO ALIGN THE SQUARE PORTION OF THE BASE TO THE SURFACE.
7. CAULK THE JOINT BETWEEN THE CAP AND THE COLUMN SHAFT AND THE JOINT BETWEEN THE BASE AND THE SHAFT. FINISH COLUMNS AS INDICATED ABOVE.

COLUMNS

SHEET NO.

PC-06

2020

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CERTIFICATE OF APPROPRIATENESS (COA) APPLICATION

Plan Tracking # _____ Date Received: _____ Case # H- _____ or COA # _____

Please use additional paper if necessary, for example to list additional applicants or properties, or to elaborate on your responses to the questions about the request. You may handwrite your responses or type them. You may scan your responses and submit them by email (see the above fact sheet), since we can accept scanned copies of signatures in most cases.

PROPERTY INFORMATION

Street address of subject property: 138 Reid St, Rock Hill, SC

Tax parcel number of subject property: 6271604011 - _____ - _____ - _____ - _____

Property restrictions

Do any recorded deed restrictions or restrictive covenants apply to this property that would prohibit, conflict with, or be contrary to the activity you are requesting? For example, does your homeowners association or property owners association prohibit the activity or need to approve it first? Yes _____ No X

If yes, please describe the requirements: _____

APPLICANT/PROPERTY OWNER INFORMATION

Applicant's name	Mailing address	Phone number	Email address
Steve Gucciardi	138 Reid St	803-412-7671	Sgucciardi@mac.com

Are you the owner of the subject property? Yes No

If you are not the owner of the subject property, what is your relationship to it (e.g., have it under contract to purchase, tenant, contractor, real estate agent) _____

I certify that I have completely read this application and instructions, that I understand all it includes, and that the information in the application and the attached forms is correct.

Signature: Steven Gucciardi Date: 31Mar22

If you are **not** the owner of the subject property, the **property owner** must complete this box.

<p>Name of property owner: _____</p> <p>If property owner is an organization/corporation, name of person authorized to represent its property interests: _____</p> <p>I certify that the person listed above has my permission to represent this property in this application.</p> <p>Signature: _____ Date: _____</p> <p>Preferred phone number: _____ Email address: _____</p> <p>Mailing address: _____</p>
--

INFORMATION ABOUT REQUEST

General description of your request

Replace the existing porch flooring with new decking. The existing floor has rotted and is unsafe.

The current flooring is tongue and groove. The replacement material would be an exact match as the current flooring. Wood rot also occurred at the columns, supports, band seal & headers.

Based on a structural engineering analysis, these items need to be replaced in order to provide structural support for the porch and roof load. Fiberglass, steel-reinforced columns are recommended in order to support the roof load and to prevent future sagging of the roof line from re-occurring.

On what area(s) of the structure is the being working proposed (e.g., foundation, back porch, front door, roof)?

Front covered porch.

What is the approximate size of the area being renovated (if applicable)? 38'x14'

Standards of review

The questions below are the general standards of review the Board of Historic Review must consider when determining whether your request may be granted. Please give your assessment of each question as it relates to your request.

1. Will the proposed change affect the exterior appearance of the property? Explain your response.

No change. Architectural columns matching the profile will be utilized and painted the same color as the existing items. The existing columns are 8 feet in height, with a tapered, and smooth appearance, without ornamentation or carvings. The ring located at the top of each column can be replicated and applied in the same location as the existing columns.

2. Will the proposed change be consistent with historical, architectural, or other relevant qualities of the property or surrounding historic district? Explain your response.

Since there will be no change in appearance the repair will be consistent with the historical appearance of the house and surrounding district.

3. Will the request create a negative or positive impact on the surrounding historic district? Explain your response.

This repair will create a positive impact since the rot has accelerated and is now visible from the street. In order to make portions of the porch safe, we have had to place ply board over decking that has failed.

4. Does the request comply with the specific standards of the Historic Design Guidelines of the type of work that is proposed? Explain your response.

Since there will be no change in appearance, this request complies with the specific standards of the Historic Design Guidelines.

Exhibits

Please list any documents that you are submitting in support of this application. The ones listed below are suggested, but you may provide others that you believe would be helpful, and in some cases, staff or the Board of Historic Review may request other exhibits as well.

- Drawing of proposed modifications, if available.
- Site plans for additions, new construction, accessory structures, etc.
- Photos of the area proposed to be changed.
- Information about the proposed materials to be used.
- Information about the proposed colors to be used.

Tongue and groove exterior grade lumber will be used.

IDENTIFICATION

South Carolina Inventory of Historic Places
 Survey Field Form/Data Entry Form
 State Historic Preservation Office
 PO Box 11,669, Columbia, SC 29211
 (803) 734-8577

1. CONTROL NUMBER: U / 9 1 / 1 1 9 5 / 4 2 4 5 5 3
county census design- rated place site number

2. HISTORIC NAME(S): William Campbell House

3. OTHER NAME: _____

4. ADDRESS/LOCATION: 138 Reid St.

PARCEL# 6271604011

CITY: Rock Hill VICINITY OF: _____ COUNTY: York

5. OWNERSHIP: private city county state federal 6. CATEGORY: building site structure object

7. HISTORIC USE(S): single dwelling multi dwelling other use(s) _____

8. CURRENT USE(S): single dwelling multi dwelling other use(s) _____

9. POTENTIAL: NR NR historic district archaeological

10. STATUS/DATE: listed individually in National Register ___/___/___

name: _____

listed as part of NR historic district ___/___/___ contributing non contributing

name of district: _____

listed individually National Historic Landmark ___/___/___ part of NHL district ___/___/___

determined eligible - owner objection ___/___/___

DOE process ___/___/___

determined NOT eligible ___/___/___

deferred by review board ___/___/___

rejected by Washington ___/___/___

pending Federal nomination ___/___/___

completed Preliminary Information Sheet (PIS) ___/___/___

rejected by review board ___/___/___

removed from NR ___/___/___

removed from survey ___/___/___

demolished ___/___/___

nomination on file- never processed ___/___/___

11. NUMBER OF CONTRIBUTING PROPERTIES: _____

PROPERTY DESCRIPTION: when other (z) is chosen, enter data under 20. ADDITIONAL DESCRIPTIVE COMMENTS or 21. ALTERATIONS

12. CONSTRUCTION DATE: 1910c

13. ALTERATION DATE: _____

14. VERNACULAR FORM: _____

15. COMMERCIAL FORM: _____

16. ARCHITECTURAL STYLE OR INFLUENCE: _____

17. DESCRIPTION: Select as many responses as appropriate.

a) construction method masonry (MAS) frame log (LOG) steel (STL) other (Z)

b) exterior wall material weatherboard beaded weatherboard (BWB) shiplap (SHP) flushboard (FBD) wood shingle (WSH) stucco (STU)
 tabby (TAB) brick (BRI) brick veneer (BRV) stone veneer (STV) cast-stone (CS) marble (MBL)
 asphalt roll (ASP) synthetic siding (SYN) asbestos shingle (ABS) pigmented structural glass (PSG) other (Z)

c) historic core shape rectangular (R) square (S) L (L) T (T) U (U) H (H) octagonal (O) irregular other (Z)

d) stories 1 1 1/2 2 2 1/2 3 4+ other (Z)

e) roof shape gable(end to front) (GEF) gable(lateral) (GBL) hip cross gable (CRG) pyramidal (PYR)
 flat (FLT) truncated hip (TRH) gambrel (GAM) mansard (MAN) salt box (SBX) jerkinhead (JRK)
 front gable/hip & wing gable-on-hip (GOH) not visible (NV) other (Z)

f) roof material composition shingle pressed metal shingle (PMS) wood shingle (WDS) slate (SLT) builtup (BLT)
 raised seam metal (RSM) corrugated metal (CRM) rolled roofing (RR) not visible (NV) other (Z)

g) # of chimneys exterior (EX) interior end (INE) 2 interior central (CEN) 2 flue
 double shouldered (DS) not visible (NV) other (Z)

h) chimney material brick (BR) stuccoed brick stone brick & stone (BS) other (Z)

i) foundation not visible (NV) brick pier (RP) brick pier with fill (BPF) brick stuccoed masonry (STU)
 stone pier (STP) stone ~~STM~~ concrete block slab construction (SLB) basement (BAS)
 raised basement (RBS) other (Z)

j) porch height 1 story 1 story w/deck (1WD) 2 or more stories (2+) 2 or more with tiers (2+T)
 roofed balcony over 1 story hip/shed (RFB) other (Z)

k) porch width entrance bay only (EBO) over 1 bay, less than full facade full facade (FF) porte cochere (PC)
 facade and left elevation (F&L) facade and right elevation (F&R) facade and both elev. (F&B) other (Z)

l) porch roof shape shed (SHD) hip gable (GAB) pedimented gable (PDG) flat (FLT) engaged (ENG)
 gable-on-hip(or shed) (GHS) other (Z)

- m) porch details chamfered posts (CHP) turned posts (TP) supports on pedestals (SOP) columns (COL) posts (PO) piers (PR) pillars (PL) freestanding posts (FSP) balustrade (BAL) masonry apron wall (MAW) turned balusters (TB) sawn balusters (SB) slat balusters (SL) other sawn/turned work (S/T) enclosed end bay (EEB) insect screening (IS) other (Z)
- n) windows single (SGL) double (DBL) paired (PRD) tripartite (TPT) grouped (GRP) decorative (DEC) display (DIS) other (Z)
- o) pane configuration 1/1 / / traceried (TR) Queen Anne block-glass (QAB) bungalow/craftsman geometric (BCG) other (Z)
- p) doors single (SGL) double (DBL) transom (TRA) fanlight (FTL) sidelights (SID) other (Z)
- q) decorative element material cast iron (CI) cast stone (CS) terra cotta (TC) granite (GR) wood (WD) pressed metal (PM) marble (MB) other (Z)

r) interior features: _____

- 18. HISTORIC none (N) none visible (NV) garage (GAR) garage w/living area (GLA) shed (SHD) kitchen (KIT)
- OUTBUILDINGS: tenant house (TH) other house (OH) office (OFF) barn (BRN) tobacco barn (TOB) dairy (DAI) crib (CRB) smokehouse (SMK) slave house (SLH) privy (PVY) well (WEL) springhouse (SPR) store (STR) other (Z)
- 19. SURROUNDINGS: residential (R) residential/commercial (R/C) commercial (C) rural (RU) rural community (RCM) industrial (IND) other (Z)

20. ADDITIONAL DESCRIPTIVE COMMENTS Front and right elevation pedimented gable projections with single-light windows flanked by louvered attic vents, in round arched surrounds. Left pedimented gable projection with round arched louvered vent. Shed dormer with four 1/1 windows; smaller shed dormer at right elevation. Principal entry with two-light transom; plain secondary entry. One-story rear hipped extension, with stone flue; one stone chimney, one stuccoed brick; foundation is brick at right elevation. Historic blinds at windows.

21. ALTERATIONS Patterned CMU at foundation; one bay of porch enclosed with double 4/4 windows.

HISTORICAL INFORMATION

- 22. THEME(S): _____
- 23. PERIOD(S): _____
- 24. IMPORTANT PERSON(S): _____
- 25. ARCHITECT(S): _____ SOURCE: _____
- 26. BUILDER(S): _____ SOURCE: _____
- 27. HISTORICAL DATA: Area not included on 1905 Sanborn map; house appears on 1910 and later maps. 1914 Rates Book lists B. F. Massey as owner; used as a duplex in mid-1920s; 1936 City Directory list William Campbell, a York County policeman, as owner/occupant.

28. INFORMANT/BIBLIOGRAPHY _____

PROGRAM MANAGEMENT

- 29. QUADRANGLE NAME: Rock Hill 30. PHOTOGRAPHS: (Y/N) prints Y slides _____ negatives Y
- 31. OTHER DOCUMENTATION: survey back-up files (SF) National Register files (NRF) tax act files (TAF) grants files (GRF) state historical marker files (HMF) environmental review files (ERF) other (Z) _____
- 32. RECORDER NAME/FIRM: DBS, Preservation Consultants, Inc. SHPO _____
- 33. DATE RECORDED: 87, 12, 04
year month day
- 34. COMMENTS: _____



Preserving Historic Cemeteries Workshop Thursday, September 29, 2022

SC Archives and History Center 8301 Parklane Road Columbia, SC 29223

SCHEDULE

- 9:30 – 10:00 AM Registration Open, Pick up nametags
- 10:00 – 10:05 **Welcome**, Dr. Fritz Hamer, President, SCAHF, and Moderator
- 10:05 - 10:20 **The South Carolina Perpetual Care Cemetery Board: Who They Are and What They Do**
Amy Holleman, Administrator, South Carolina Perpetual Care Cemetery Board
- 10:20- 11:00 **Stewards for the Ancestors: Acting to Preserve and Protect Graves and Cemeteries**,
Jonathan Leader, PhD, State Archaeologist
- 11:00- 11:15 Refreshment Break
- 11:15-12:00 **Developing a Preservation Plan**, Debi Hacker, Chicora Foundation
- 12:00 – 12:45 **Lunch** (included with registration fee)
- Afternoon Moderator: Debbie Bloom, SCAHF Board Member
- 12:45-1:15 **Iconography of Death: Identifying the Symbols**, Debi Hacker, Chicora Foundation
- 1:15-1:45 **A History of African American Traditional Burial**, Terry James, SC African American Heritage Commission
- 1:45- 2:15 **How to Map Your Cemetery**, Haley and Brian Milner,
Savannah River Archaeology Research Program
- 2:15-2:30 break
- 2:30 - 3:00 **Restoration Efforts at Historic Randolph Cemetery**, Staci Richey,
Preservation Consultant
- 3:00 – 3:40 **We Are Going to do Something: Cemetery Preservation Basics for Pro-active Preservationist**, Jason Harpe, Richard Grubb & Associates, Inc.

Registration Fees:

\$40 Per person until 8/31/2022

\$50 Per person 9/1-29/2022

\$30 Current Members of the South Carolina Archives and History Foundation (SCAHF)

Complete schedule and registration:

<https://scarchivesandhistoryfoundation.org/2022/07/11/preserving-historic-cemeteries-workshop/>

Planning & Development Department

803-329-5590 / permits@cityofrockhill.com

Physical (By Appointment Only): 155 Johnston Street, Rock Hill, SC 29730

Mailing: PO Box 11706, Rock Hill, SC 29731-1706

www.cityofrockhill.com



FEE SCHEDULE

Effective as of July 1, 2022

BUILDING PLANS AND PERMITS

Building permit fees—These fees apply to all types of building permits, such as but not limited to permanent signs, trades (electrical, gas, mechanical, plumbing), swimming pools, etc.

They are based on the total valuation of the project; for new construction, the ICC Construction Valuation Data Table is used to determine valuation.

Please note that when work is started without a permit, the fee will be doubled.

Total Valuation	Fee
\$1,000 and less	\$35
\$1,001 to \$200,000	\$35 for the first \$1,000 plus \$5 for each additional \$1,000 or portion thereof, to and including \$200,000
\$200,001 to \$1 million	\$1,030 for the first \$200,000 plus \$3 for each additional \$1,000 or portion thereof, to and including \$1 million
Above \$1 million	\$3,430 for the first \$1,000,000, plus \$2 for each additional \$1,000 or portion thereof

Building plan review fees—When the valuation of the proposed construction exceeds \$1,000, and a plan is required to be submitted, a building plan review fee is required in addition to the building permit fee. The building plan review fee is 25% of the building permit fee, to a maximum of \$16,000 (rounded up to the nearest whole dollar). It is paid at the time that the building permit is issued. We will not require this additional fee if we identify new issues with the plans after our comments have gone out to you.

Building plan resubmittal fees—The building plan review fee includes up to two document review sessions. If three or more sessions are required, a plan resubmittal fee in the same amount as the initial building plan review fee will be charged for each subsequent submittal, up to a maximum of \$1,000 each time.

Plan modification (“change order”) fees

- **Single-family detached:** A new fee equaling the original permit fee will apply to each request for plan modification after the building plans are approved, up to a maximum of \$100 each time.
- **All other building types:**
 - **Major revision:** \$400 per occurrence. These include structural modifications, life/safety changes, the review of fire alarm/sprinkler plans, and any other revision that the Building Official estimates will take more than one hour of staff time to complete.
 - **Minor revision:** \$200 per occurrence.

Demolition permit fees

Total Valuation	Fee
0 to 100,000 cubic feet	\$50
More than 100,000 cubic feet	\$ 0.50 per 1,000 cubic feet

Grading permit fees may also apply. The involuntary demolition administrative fee is \$1,500 plus costs related to demolition.

Inspection fees

Re-inspection fees for residential construction projects	
First failed inspection	\$25
Additional failed inspection (at the same site for same violation)	\$50
Failed final inspection	\$100

Re-inspection fees for commercial construction projects	
First failed inspection	\$50
Additional failed inspection (at the same site for same violation)	\$100
Failed final inspection	\$150

Inspections of new business locations	\$50
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Other:

- **Appeal to Construction and Fire Prevention Code Board of Appeals:** \$25
- **Construction trailer permit:** \$50
- **Structure moving permit fee:** \$100
- **Tent permit fee:** \$35

SITE DEVELOPMENT AND RELATED FEES

Civil plan review fee—This fee also includes as-built drawing reviews.

- **2 acres or less:** \$300
- **More than 2 acres:** \$300 for the first two acres plus \$25 for each additional acre (round up to the nearest whole acre)

The listed civil plan review fee includes up to two document review sessions of civil plans and up to two document review sessions of as-built drawings. If three or more sessions are required of either civil plan review or as-built drawing review, a new fee will be charged for each subsequent submittal in the same amount as listed above, up to a maximum of \$1,000 per occurrence. We will not require this additional fee if we identify new issues with the plans after our comments have gone out to you.

A new fee in the same amount as listed above also will apply to each request for plan modifications after the civil plans are approved.

Encroachment permit application fee— \$25

Grading permit fees:

- [Single residential lots and minor subdivisions:](#)
 - New subdivision: \$15
 - Infill: \$15
- [Commercial/industrial/major residential subdivisions:](#)
 - 1 acre or less of disturbed area: \$250
 - More than 1 acres of disturbed area: \$250 per disturbed acres (round up to the next whole acre)

Residential driveway/patio plan review fee— \$25

Site plan review fees:

- [Commercial site plan review/paving application review:](#)
 - *2 acres or less:* \$300 (major or minor site plan)
 - *More than two acres:* \$300 for the first two acres plus \$25 for each additional acre (round up to the next whole acre); \$1,000 maximum
- [Residential plan review](#) (except for an individual single-family detached home or duplex)
 - *Two acres or less:* \$300 (major or minor site plan)
 - *More than two acres:* \$300 for the first two acres plus \$25 for each additional acre (round up to the next whole acre); \$1,000 maximum

The listed plan review fee includes up to two document review sessions. If three or more sessions are required, a new fee will be charged for each subsequent submittal in the same amount as listed above. We will not require this additional fee if we identify new issues with the plans after our comments have gone out to you.

A new fee in the same amount as listed above also will apply to each request for plan modification after site plans are approved.

Subdivision review fees— Please see to the right regarding plan resubmittal fees and plan modification fees.

- [Minor subdivision plat](#) (three lots or less)/[plat exemption review](#): \$25
- [Preliminary plat review](#): \$200 for first four lots, then \$25 each additional lot
- [Final plat review](#): \$100 for first four lots, then \$10 each additional lot

The listed plan review fee includes up to two document review sessions. If three or more sessions are required, a new fee will be charged for each subsequent submittal in the same amount as listed above. We will not require this additional fee if we identify new issues with the plans after our comments have gone out to you.

A new fee in the same amount as listed above also will apply to each request for plan modifications after subdivision plats are approved.

Traffic Impact Analysis review fee—\$200

WATER AND SEWER FEES

Fire hydrant flow test request fee--\$100

Sewer basin fees (sewer capacity fees)—The City has sewer basins in the areas of I-77, Red River Road, Rawlinson Road, and Tools Fork. Please see the [Sewer Basin Fee Schedule](#).

Sewer utility tap fees:

- [4-inch tap](#): \$1,460
- [All other sizes](#) are done by a contractor at the contractor's price.

Water utility tap, meter, and repair fees

The City will charge consumers these amounts for water connection taps of 2 inches or less. ¹ Water connection taps of more than 2 inches will be made by a contractor at the contractor's price.

Please note that backflow prevention devices are required for domestic water meters that are 2 inches or larger, and for all irrigation meters. They must installed by a licensed plumber and tested before a meter will be set.

Tap and Meter	
3/4" water connection	\$1,150
3/4" irrigation splice-in (residential only; commercial must have a separate tap and cannot splice)	\$550
1" water connection	\$1,425
2" water connection	\$2,630
2" water connection on-site	\$1,525

Meter Only	
3/4" meter only	\$170
1" meter only	\$244
2" meter and setter only	\$1,350
3" meter and strainer only	Sold at cost with \$2,550 deposit
4" meter and strainer only	Sold at cost with \$2,750 deposit

Repair Fees	
Replace broken water meter box	\$250
Relocate water meter box within 10 feet	\$440

Water/sewer service/extension application fees—These fees apply when a property owner requests water and/or sewer service and/or extensions in areas outside the City limits:

- [For non-residential projects, and residential projects with more than four dwelling units](#)
 - *Connection only (no extension):* \$100
 - *Extension request:* \$500
- [For four or fewer dwelling units:](#) \$100

¹ However, in areas annexed to the City pursuant to any petition for annexation initiated between January 1, 1988, and December 27, 1988, the applicable water service fee will be set at the rate specifically in effect at the date of such annexation.

IMPACT FEES

Fire Impact Fees	
Single-Family residential Detached	\$744 per dwelling unit
Multi-Family Residential	\$546 per dwelling unit
Commercial & Institutional	\$616 per 1,000 square feet; 1,000 square-foot minimum
Industrial & Manufacturing	\$369 per 1,000 square feet; 1,000 square-foot minimum

Water and Sewer Impact Fees			
Meter Size	Water	Sewer	Combined
3/4"	\$1,070	\$2,110	\$3,180
1"	\$2,675	\$5,275	\$7,950
1 1/2"	\$5,350	\$10,550	\$15,900
2"	\$8,560	\$16,880	\$25,440
3"	\$17,120	\$33,760	\$50,880
4"	\$26,750	\$52,750	\$79,500
6"	\$53,500	\$105,500	\$159,000
8"	\$85,600	\$168,800	\$254,400
10"	\$133,750	\$263,750	\$397,500
12"	N/A	N/A	N/A

The total impact fee for a typical single-family residence is \$3,924. An additional impact fee is not required for a single-family irrigation meter on a 3/4" splice.

ZONING AND RELATED FEES

Communication towers and antennas applications—Please note that building and/or electrical permit fees also may be required.

- [Commercial](#): \$250
- [Non-commercial](#): \$50
- [Antenna and/or collocation on existing tower](#): \$50

Historic Design Review Guidelines applications:

- [Applications to Board of Historic Review](#):
 - [Commercial](#): \$300
 - [Residential](#): \$100
- [Staff-level review](#) of Certificates of Appropriateness if no building permit is required: \$25

Home-based business permit fee— \$50

Rezoning application fees:

- [Request to rezone to district other than Master Planned district](#)
 - [Five acres or less](#): \$500
 - [More than five acres](#): \$500 for the first five acres plus \$50 for each additional acre (round up to the next whole acre); \$2,000 maximum

- Request to rezone to Master Planned district:
 - *Five acres or less:* \$1,000
 - *More than five acres:* \$1,000 for the first five acres plus \$50 for each additional acre (round up to the next whole acre); \$2,500 maximum

Temporary sign permit fee (annually, or as stated on the application)— \$100

Temporary use permit— \$50

Zoning Board of Appeals application fees:

- *Residential:* \$100
- *Commercial:* \$300

Zoning interpretation request—\$25

Zoning permit for accessory structures and fences that do not require a building permit—\$20

Zoning verification letter—\$25 per parcel



WHEREAS the Rock Hill Board of Historical Review is established to preserve the character and desirable architectural, historic, and aesthetic features of the City of Rock Hill; AND

WHEREAS the Rock Hill Board of Historic Review objectives include, but are not limited to, identification of structures, properties, districts, and neighborhoods in the City of Rock Hill of historical and/or architectural significance and undertaking those actions necessary and relevant to the preservation, maintenance, protection, and enhancement of same; AND

WHEREAS the stated purpose and objectives of the Rock Hill Board of Historic Review aligns with those of the National Park Service's, National Register of Historic Places, a national program to coordinate and support public and private efforts to identify, evaluate, and protect America's historic and archeological resources as established by the National Historic Preservation Act of 1966; AND

WHEREAS the Rock Hill Board of Historic Review recognizes the continuing need to expand the existing Downtown Rock Hill National Register Historic District to include buildings formerly incorporated into the mall as well as buildings on several side streets as recommended in the "City of Rock Hill Historic Resources Survey Update" (August 2004); AND

WHEREAS the Rock Hill Board of Historic Review supports the leveraging of available local, State, and Federal programs and private sector investments to implement local historic preservation and education policy objectives, including Kuester Commercial Real Estate's redevelopment and reuse of 109 Hampton Street, which will further extend the life and community profile of this historic building and commercial storefront constructed in 1914 and that formerly housed a newspaper publishers office and the White Furniture Store.

NOW THEREFORE BE IT RESOLVED that the members of the Rock Hill Board of Historic Review do, on this day, Thursday, August 4, 2022, pledge its unanimous support for Kuester Commercial Real Estate's nomination to the South Carolina Department of Archives & History, State Review Board, to expand the Downtown Rock Hill Historic District listing in the National Register of Historic Places to include historic buildings from 151 East Main Street to 131 Hampton Street.

BE IT FURTHER RESOLVED that Board members believe Kuester Commercial Real Estate's redevelopment and reuse of 109 Hampton Street, will serve as an anchor piece for expansion of the Downtown Rock Hill Historic District listing in the National Register of Historic Places, whose inclusion would open-up opportunities for various tax incentives further catalyzing future redevelopment and reuse of the other historic buildings included in the nomination.

BE IT FURTHER RESOLVED that Board members encourage the SC Department of Archives & History, State Review Board, to the greatest extent possible, extend favorable judgement on the nomination to expand the Downtown Rock Hill Historic District listing in the National Register of Historic Places.

BE IT FURTHER RESOLVED that a copy of this resolution be delivered to the SC Department of Archives & History, State Review Board, in association with the Kuester Commercial Real Estate nomination to expand the Downtown Rock Hill Historic District listing in the National Register of Historic Places and should favorable judgment be incurred, to the U.S. Department of the Interior, National Park Service for their final decision.

Adopted by the City of Rock Hill Board of Historic Review at their meeting of August 4, 2022

Michael James, Chair

Martin Goode, Vice Chair

Wil Drennan, Member

Jana Jeanette, Member

Marcio Hale, Member

Ashley Barron, Member

Amy Applegate, Member

CITY OF ROCK HILL

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